

SUBDIVISION REVIEW SHEET

CASE NO.: C8S-80-116(VAC)

Z.A.P. DATE: March 20, 2012

(continued from March 6, 2012 hearing by the commission)

SUBDIVISION NAME: Bluff Springs Estates Section Two (Total Plat Vacation)

AREA: 26.04 acres

LOT(S): 2 lots

OWNER/APPLICANT: Kalogridis and Kalogridis Development (M. Kalogridis)

AGENT: Granite Development

Services (K. Parkan)

ADDRESS OF SUBDIVISION: Bluff Springs Road

GRIDS: G-15, H-15

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full purpose and

2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: N/A

ADMINISTRATIVE WAIVERS: None.

VARIANCES: None.

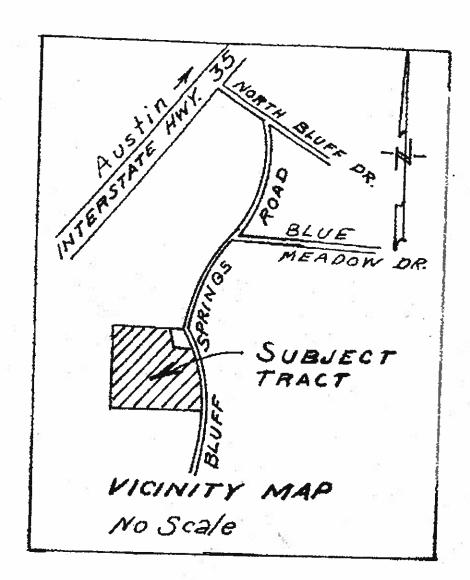
SIDEWALKS: N/A

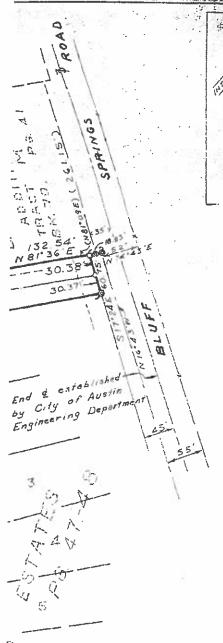
DEPARTMENT COMMENTS: The request is for approval of the total plat vacation of the Bluff Springs Estates Section Two Final Plat. The existing final plat is composed of two lots on 26.04 acres. Per Texas Local Government Code 212.013 *Vacating a Plat*: (b) If lots in the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat with approval obtained in the manner prescribed for the original plat. In the case of Bluff Springs Estates Section Two Final Plat, the two lots have been sold to Kalogridis and Kalogridis Development, who have submitted a signed vacation document to staff for commission approval since the original plat was approved by the commission in 1980.

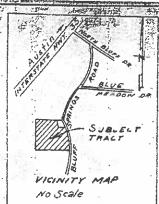
STAFF RECOMMENDATION: The staff recommends approval of the total plat vacation as the vacation application meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen Email address: Michael.Hettenhausen@co.travis.tx.us PHONE: 854-7563







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BLUFF SPRING **ESTATES** SECTION TWO

LUNVEYORE CERTIFICATE:

1, J. Leroy Bush am authorized under the laws of the State of Texas to practice the profession of Land Surveying, and hereby certify that this plat complies with Chapter 4/, Austin City Code: Is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

DATE: April 25th 1980

eroy Bush egistered Public Surveyor # 1828

THE STATE OF TEXAS SOUNTY OF TRAVES

KNOW ALL MEN BY THESE PRESENTS:

That we, Earnest F. Gloyna and Davis Ford, doing business as Interregional Inves ments, a partnership, owners of the tracts shown hereon as Tract 12-A, containing acres, and Tract 12-B, containing /9.3/ acres of land, and being a portion of that certain 39.05 acres of lard out of the Santiago Del Valle Grant conveyed to us by Deed recorded in Volume 4238, Page 809 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision, to be known as BLUFF SPRINGS ESTATES, SECTION TWO, subject to any easements or restrictions heretofore granted, and being the same land as was vacated by instrument recorded in Volume 7041, Page of the Deed Records of Travis County, Texas.

WITNESS OUR HANDS this the

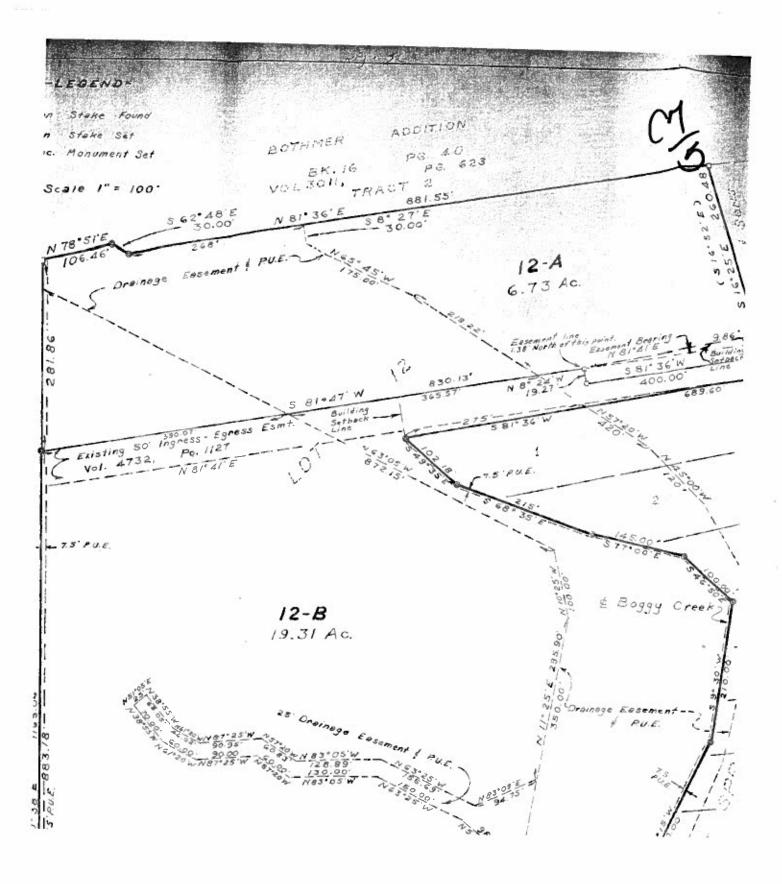
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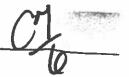
1317 River Road

austin, Texas, 78703

Davis Ford 704 Laurel Valley Road Austin, Texas, 78746

aut ority; on this day personally appeared Ernest F. Glcyna and Davis Ford, doing in errestrod investigations, a partnership, known to me to be the persons whose names are subscribed to the import, and they acknowledged to me that they executed the same as their act and deed for the tropic of the their expressed.





Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thorough ds or other thoroughfares or in connection therewith shall be the responsibility of the owner and/or developer of the tract of and said court assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of contraction of the county to install street marking signs as this is considered to be

abdivision shall be occupated until connected to a public sewer system or to an individual sewage disposal system which has bee abdivision shall be occupied until connected to a notable water supply from an approved public water supply with adequate quan stricted to single family residences only until a public sewer system is available.

sen accepted for development for septic tank use by the Austin-Travis County Health Department.

Date: 5-:9-80

Date: 5-:9-80

A.D. 1980, the county of the septic tank are the public sewer system or to an individual sewage disposal system which has bee underlying the sewer supply from an approved public water supply with adequate quan stricted to single family residences only until a public sewer system or to an individual sewage disposal system which has bee underlying the sewer supply from an approved public water supply with adequate quan stricted to single family residences only until a public sewer system or to an individual sewage disposal system which has bee underlying the sewer supply from an approved public water supply with adequate quan stricted to single family residences only until a public sewer system is available.

Set of the sewer supply from an approved public water supply with adequate quan stricted to single family residences only until a public sewer system or to an individual sewage disposal system which has bee underlying the supply system of the sewer system or to an individual sewage disposal system which has bee underlying the supply system of the sewer system or to an individual sewage disposal system which has been approved public water supply with adequate quan system of the sewer system or to an individual sewage disposal system or to an individual sew

_ day of Cenquest, A.D. 1980 at 3, 35 o'clock PM.

Court, Travis County, Texas

Court, Travis County, Texas

outs hinda Kleemerer

Clerk of the County Court within and for the county and state aforesaid, do hereby certify that the foregoing instrument of wr ly recorded on the day of County A.B. 1980 at 3.46 o'clock M. in the Plat Records

ICE the date last written above.

Court, Travis County, Texas

Deputy Linda Kleemer

ision are recorded in Volume 6958, Page 2075, of the Deed Records of Travis County, Texas.

plain is contained within the drainage easement as shown hereon. The 100-year flood plain data is in accordance to the City of a shall be at least 1.50 feet above the natural ground line at the edge of the drainage easement of the city of the drainage easement of the drainage easement of the city of the drainage easement easement easement easement easement easement easement ease

(SHEET 2 OF 2)

her public thoroughfares delineated and shown on this plat and all bridges or culverts necessary to be constructed in of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners is plat, or of constructing any bridges or culverts in connection therewith. The acceptance for maintenance by considered to be part of the developers construction; but that erecting signs for traffic control, such as for

item which has been approved by the Austin-Travis County Health Department.

with adequate quantity for family use and operation of an approved septic tank system.

____, A.D. 1980, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing of this plat

is instrument of writing was filed for record in this office on the 4th day of Cluguest A.B. 1980 in the Plat Records of said county in Book 79, Page 360-361

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